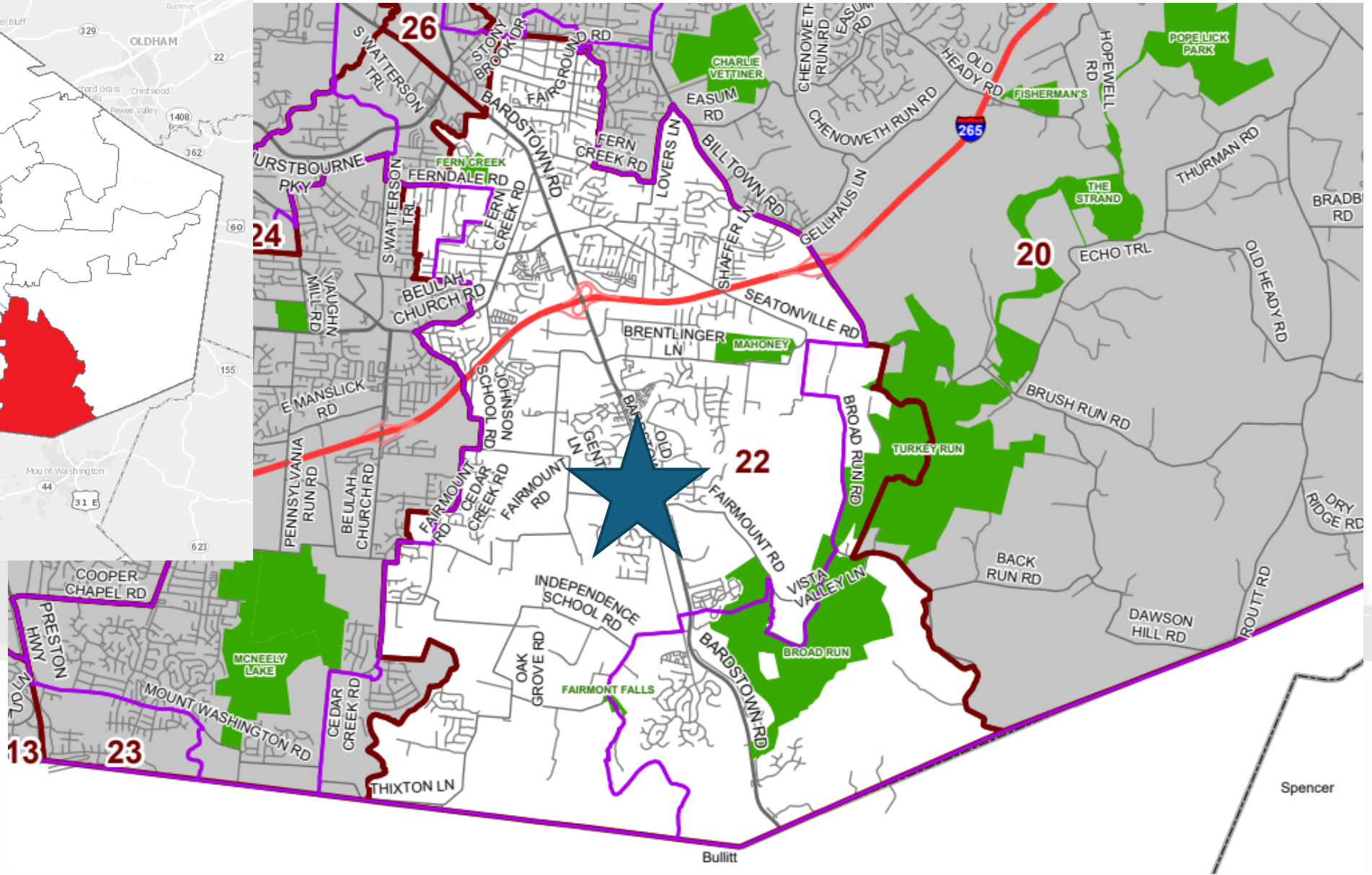
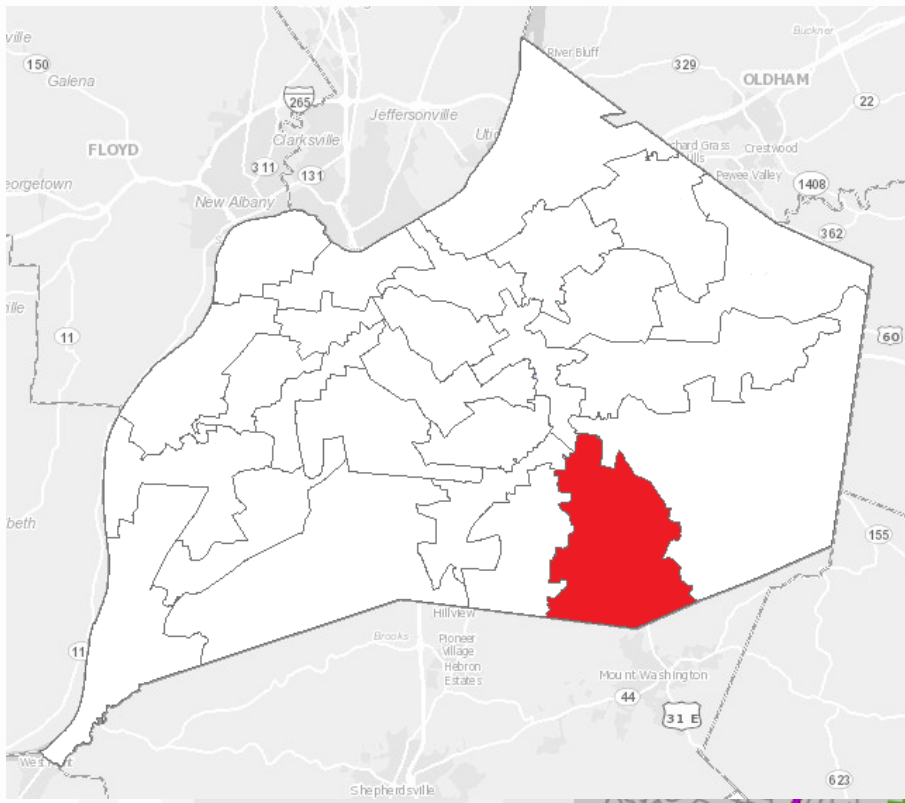


O-110-025
24-ZONE-0105

**Goodwill/Old Bardstown
Road**

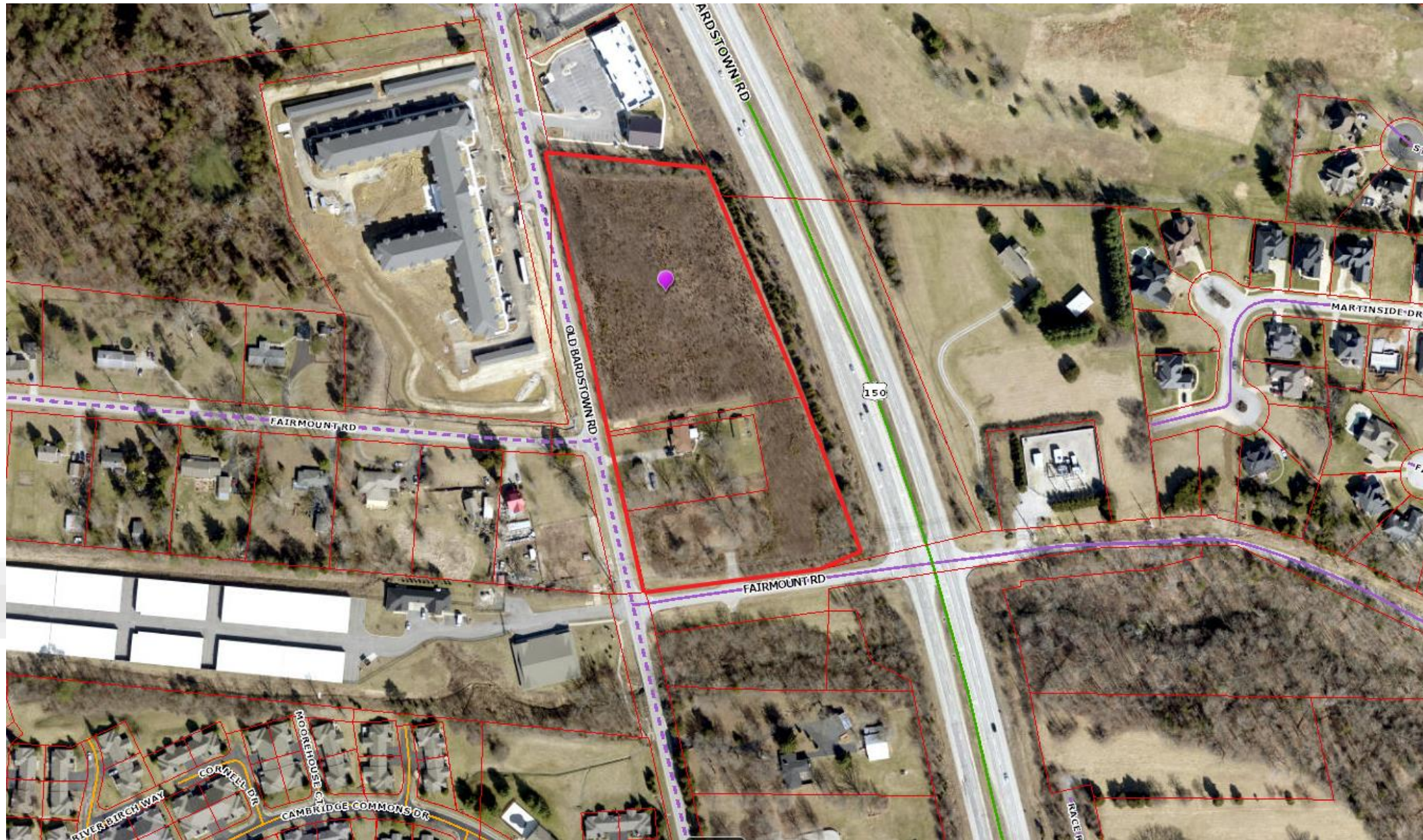
Planning and Zoning Committee
June 3, 2025





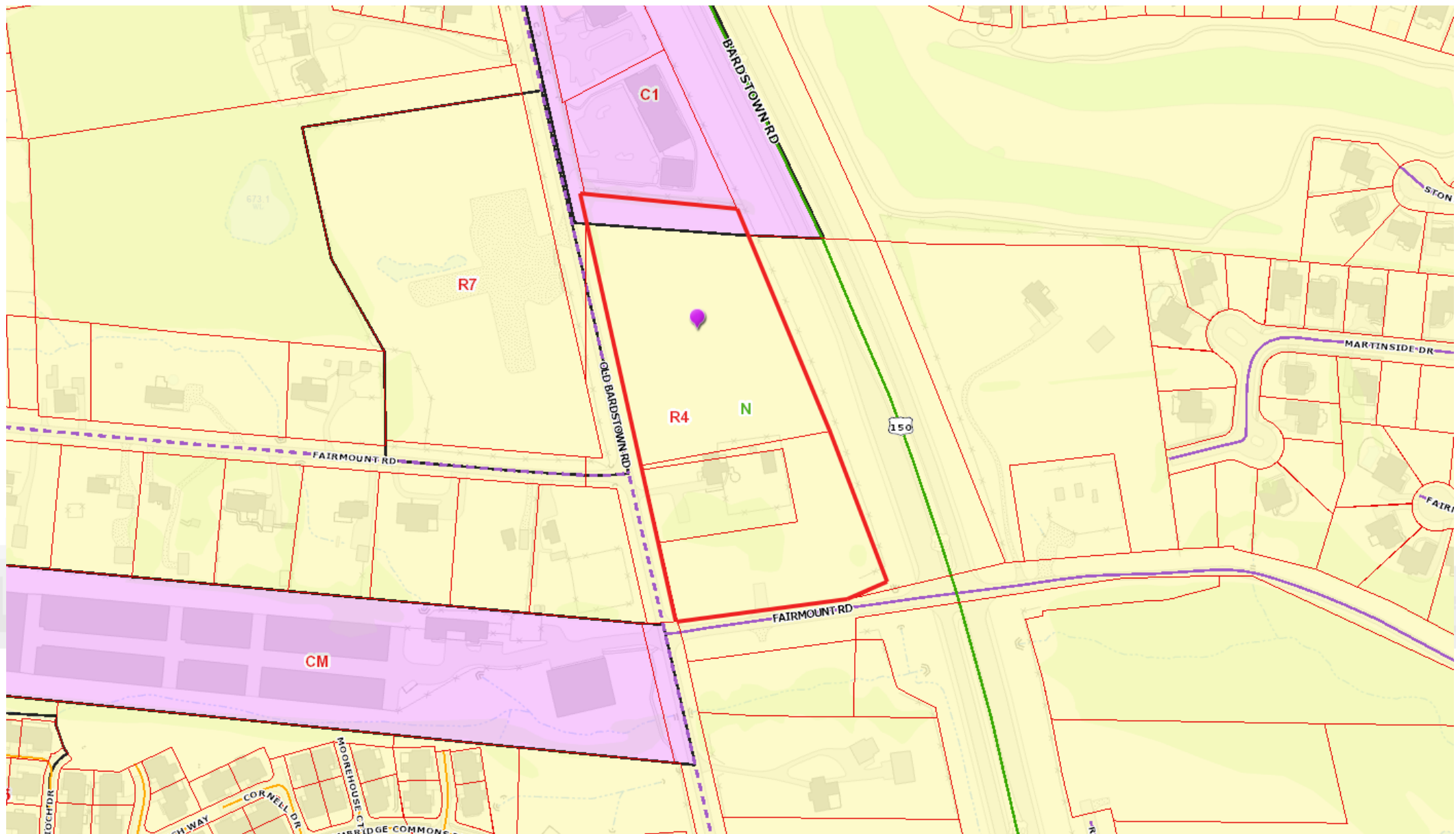
8803-8897 Old Bardstown Road
District 22– Kevin Bratcher





Existing: Residential
Proposed: Office/Commercial





Existing: R-4 & C-1/N
Proposed: C-1 & OR-1/N



REQUESTS

- **Change in zoning from R-4 single family residential and C-1 commercial to C-1 commercial and OR-1 office residential.**
- **Waiver**
- **Variance**
- **Revised Detailed District Development Plan with Binding Elements**



CASE SUMMARY

- 6.02 acres
- Proposing 3 detached structures for offices and one 16,003 SF structure for retail
- Portion of the site to the north is zoned C-1 commercial under case number 9-67-88 which is subject to general plan binding elements.



PROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND JUNCTION PLAN APPROVAL.

CT TO ITS OWN SANITARY Y SEWER.

CONNECTION TO SANITARY Y SEWER.

BY MSD.

JST BE PERMITTED BY THE S IN ACCORDANCE WITH Y METRO ORDINANCES.

CHAPTER 96 OF LOUISVILLE

S MUST BE IN ACCORDANCE

OKING ORDINANCES.

SULATIONS FOR ANY FUTURE

DEPT. PRIOR TO

D

TRACT 3C
26 SERVICES, LLC
5003 PG 54F

IMPSTER
ICATION

.LOCATION
ZONE

- VARIANCES REQUESTED:**
- CHAPTER 5.3.2 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE. MAXIMUM FRONT AND STREET SIDE SETBACK OF 80'. We are requesting a variance to increase the maximum setback.
- WAIVERS REQUESTED:**
- CHAPTER 5.6.1 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE. SERVICE ESTABLISHMENT TO HAVE 50% OF THE WALL SURFACES AT STREET-LEVEL CONSISTING OF CLEAR WINDOWS AND DOORS. We are requesting a waiver to allow for the reduction of the 50% requirement facing Bardstown Road.

BICYCLE PARKING PROVIDED:
HEIGHT OF STRUCTURE:

12 SPACES (0 LONG-TERM/12 SHORT-TERM)
1-STORY PROPOSED/45' ALLOWED

US HWY 31E (BARDSTOWN ROAD - PUBLIC)
R/W VARIES (PER KYTC PROJ. NO. FD45 056 031E 001-005)

EXISTING TREE CANOPY PRESERVATION LINE
TOTAL AREA TO BE PRESERVED = 24,480 SF

PROPOSED DRAINAGE
BASIN BOUNDARY

PROPOSED EXTENDED
DETENTION BASIN O.E. 637.70

PROPOSED OUTLET
PIPE = 88 L.F.

PROPOSED C1 ZC

LOT #1

LOT #2

LOT #3

LOT #4

PROPOSED OR1 ZONE

PROPOSED BUILDING
10,595 SF.
38 PARKING SPACES

PROPOSED BUILDING
6,000.00 SF.
39 PARKING SPACES

PROPOSED BUILDING
6,000 SF.
36 PARKING SPACES

PROPOSED BUILDING
16,003 SF.
41 PARKING SPACES

COMPACTOR/LOADING
DOCK LOCATION

3X BICYCLE
RACKS

3X BICYCLE
RACKS

3X BICYCLE
RACKS

3X BICYCLE
RACKS

36' TRUCK ENT - THREE LANE

FAIRMOUNT ROAD (PUBLIC)
R/W VARIES (PER KYTC PROJ. NO. RSP016031E 001-005)

PROPOSED SIDEWALK
OLD FAIRMOUNT RD

PROPOSED BOUNDARY
LINE - ROW DEDICATED

OLD BARDSTOWN ROAD (PUBLIC)
60' R/W (PER DB 5550 PG 130)

PROPOSED BOUNDARY
LINE - ROW DEDICATED
N 13 27 21" W
344.6'

ELEVATIONS



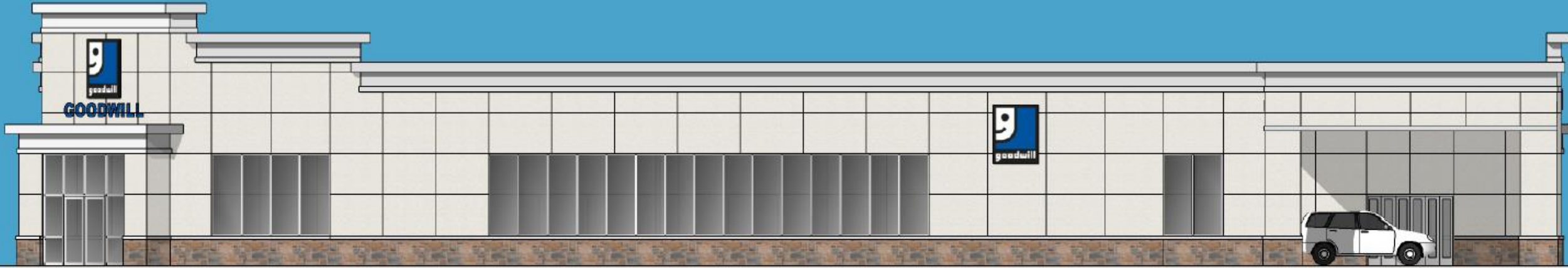
Façade that needs the Waiver for 50% clear windows and doors facing a public street



ELEVATIONS



ELEVATIONS



EXTERIOR ELEVATION - SOUTH SIDE - FAIRMOUNT ROAD

ELEVATIONS



ELEVATIONS



SUBJECT PROPERTY



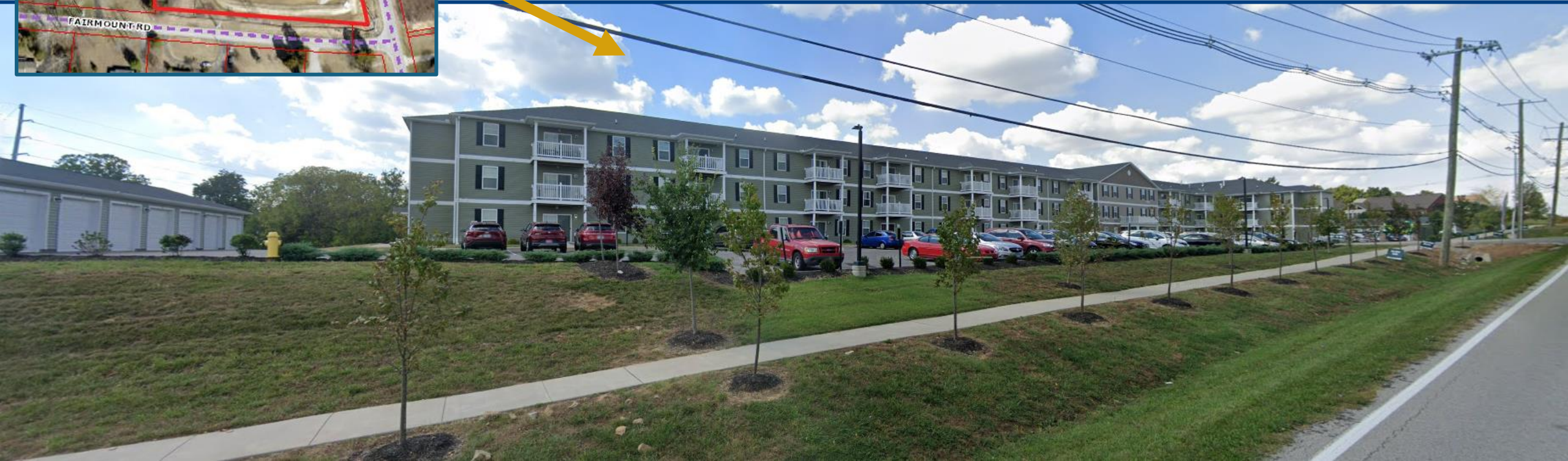
ADJACENT PROPERTY

Property next door on Old Bardstown/Bardstown Road zoned C-1



ADJACENT PROPERTY

Property across the street on Old Bardstown Road



PUBLIC MEETINGS

- ❖ Neighborhood Meeting on June 5, 2024
- ❖ LD&T Meeting on February 13, 2025
- ❖ Planning Commission Public Hearing on April 10, 2025
- ❖ Motion to recommend approval of the change in zoning from R-4 & C-1 to OR-1 & C-1 passed by a vote of 8-0

